

5.2 PLANNED MOUNTAIN HOME DEVELOPMENTS

Planned Mountain Home Developments may be constructed in those zones in which they are specifically listed as a permitted use, subject to compliance with the intent of the zone in which they are situated and the following conditions and procedures:

5.2.1 Permitted Uses

- A. Any use permitted in the underlying zone, subject to all conditions relating thereto.
- B. Residential accessory structures.
- C. Common areas and recreation facilities for the use and enjoyment of the members of the development.
- D. Fences and walls.
- E. Trails.

5.2.2 Size of Development

The minimum acreage required to qualify for a Planned Mountain Home Development shall be eighty (80) acres.

5.2.3 Density

The maximum number of dwelling units within a Planned Mountain Home Development shall be in accordance with the following density schedule:

<u>Zone</u>	<u>Method of sewage disposal</u>	<u>One dwelling per</u>
MR	Sewer	3.5 acres
	Septic	4 acres
RFM	Sewer	3.5 acres
	Septic	4 acres
PV	Sewer	4 acres
	Septic	4 acres
SL	Sewer	5 acres
	Sewer	5 acres

Depending on proximity to water sources the Planning Commission may require a decrease in density following a hydrological study of the area.

5.2.4 Approval Procedures

Same as required under [Section 5.14](#).

5.2.5 Design Criteria and Improvement Requirements

A. Development Clusters:

All dwelling sites shall be located within a designated development area. Each area shall contain not less than four (4) separate building lots or sites.

B. Size of Dwelling Sites or Lots:

Individual dwelling sites or lots within a cluster shall conform to the following schedule:

Minimum Lot Size

<u>Zone</u>	<u>Central Sewer</u>	<u>Individual Septic System</u>
MR	20,000 square feet	one acre
RFM	20,000 square feet	one acre
PV	12,000 square feet	one acre
SL	12,000 square feet	not allowed

Each lot shall have the following minimum width:

<u>Zone</u>	<u>Central Sewer</u>	<u>Individual Septic System</u>
MR	130 feet	150 feet
RFM	130 feet	150 feet
PV	100 feet	130 feet
SL	100 feet	not allowed

C. Steep slopes to Remain in Natural State:

All land surface having a slope of thirty (30) percent or greater shall remain in its natural state.

D. Each Building Site to have Buildable Area:

Each lot or site shall contain a natural buildable area of not less than ten thousand (10,000) square feet in the MR and RFM zones, and not less than six thousand (6,000) square feet in the SL and PV zones. Buildings shall be located as per the location requirements of the underlying zone. No individual wastewater (septic) system shall be located closer than three hundred (300) feet from a lake or perennial stream.

E. Street System:

Each development cluster and each lot within a development cluster shall front upon and have access to an existing County road or a private vehicular travelway constructed to County standards. Where access to a development is over a private travelway, right of perpetual access to the development shall be guaranteed by a recorded surface easement with all intervening property owners.

F. Grade of Travelways:

No roadway shall have a grade of more than fifteen (15) percent on minor streets (not to exceed 500' in length), or twelve (12) percent on collector streets (not to exceed 500' in length). No roadway shall be constructed in a location or such a manner which produces a slope face which exceeds the critical angle of repose.

G. Water Rights and Supply:

Satisfactory evidence of title and approval to use an ongoing water right approved for domestic purposes from a reliable water supply source, in the amount necessary to meet the requirements of this Code, the Utah Department of Environmental Quality, Drinking Water, and the Plumbing Code shall be submitted, see [Section 3.3.29](#).

H. Domestic Sewage Disposal:

When located within the boundaries of a district or agency providing central sewer, the requirements of said district or agency should be met. When served by individual wastewater disposal systems (septic), the requirements of the Health Department shall be met prior to the issuance of a building permit. Satisfactory evidence of compliance shall be submitted in the form of a written statement from either the serving sewer district or agency, or the Health Department. The final plat for any Planned Mountain Home Subdivision shall bear the approval of the serving sewer district or agency and the Health Department. Each individual wastewater drain field shall provide a four (4) foot unsaturated horizon above any water table. Holders of an individual wastewater disposal permit shall be responsible for the maintenance of their system in the event of failure.

I. Open Space:

A. Open Space Areas to be Designated:

All land not included within building lots or sites or used for roadways, utilities, trails, developed common facilities, or other essential use shall be designated as natural open space for the common use of the occupants of the development by the developer.

B. Open Space Preservation Agreement:

The developers shall execute in the development agreement an open space preservation provision, in which the developer agrees for himself, his successors and assigns to refrain from excavating, constructing roadways, installing utilities, constructing dwellings or buildings, or other structures on the designated open space areas without prior approval of the County through an amendment of the Development Plan. All flood plain areas and floodways, if any, shall be included as part of the common open space.

5.2.6 Improvement Requirements:

The following improvements shall be installed in all developments, if not existing. Said improvements shall meet minimum County standards and shall be completed within one year from the date of final approval of the project by the County Commission; except that, upon a showing of good and sufficient cause, the County Commission may authorize an extension of the time limit for a period up to six (6) months. Financial assurances guaranteeing the construction of all required improvements shall be in accordance with the provisions in [Section 7](#).

- A. Roads, streets and travelways.
- B. Onsite and offsite water mains and supply facilities.
- C. Central sewer collection and treatment facilities, where required.
- D. Permanent survey markers.

- E. Trail improvements and markers, where required.
- F. Fire hydrants, per this Code.

Developers may install other improvements; however, the construction of other improvements shall not be required as a condition of approval of a Planned Mountain Home Development.

5.2.7 Documentation Requirements:

- A. The following documents and statements shall be submitted as part of the application for approval:
 - 1. Statement from serving sewer district that the district can serve the development, or
 - 2. Statement from Health Department that preliminary requirements for septic approval have been met.
 - 3. Statement from State Engineer that water rights are owned by developer and may be approved for development.
- B. Prior to execution of the development agreement and recording of a plat, the following documents shall be submitted to the Zoning Administrator for approval:
 - 1. Covenants, conditions and restrictions.
 - 2. Statement from serving sewer district that requirements have been met, or
 - 3. A statement from the Health Department that each lot has been approved for an individual wastewater system.
 - 4. Development and open space agreement.
 - 5. Articles of incorporation of the homeowners association.
 - 6. Conveyance of water rights to homeowners association.
 - 7. An engineer's or contractor's estimate of the cost of required improvements.
 - 8. A financial guarantee per [Section 7](#).